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Office 40A  
Eden Meadows Complex  
1 Van Riebeeck Avenue  
Greenstone  
1609



Web Ref CL11102



R280,000 pm

Gross Monthly Rental R280,000 Excl. VAT

70 5

2 705sqm A-Grade warehousing facility with yard in Linbro Park, Sandton

This expansive property offers a 2,300m<sup>2</sup> warehouse facility with impressive clearance height, ample natural light, and a robust 520-amp three-phase power supply. Complementing this is a versatile 1,659m<sup>2</sup> basement area, suitable for additional parking or storage. The warehouse is easily accessible through two large roller doors—one for loading and another at ground level. A spacious paved yard provides optimal space for large truck operations, while two entrance gates enhance maneuverability. The property is fully equipped with two backup generators and a water tank system, ensuring uninterrupted operations.

The meticulously maintained office facilities include a welcoming reception area, two spacious boardrooms, open-plan office

## Features

**Zoning** Industrial

### Interior

Air Conditioning	Yes
Power 3 Phase	Yes
Power Amps	520

### Exterior

Security	Yes
Covered Parking Bays	20
Basement Parkings	50
Open Parking Bays	5

### Sizes

Floor Size	2,705m <sup>2</sup>
Land Size	4,000m <sup>2</sup>

